

ATTACHMENT 3

FAUQUIER COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

THIRD FLOOR — COURT AND OFFICE BUILDING

40 CULPEPER STREET

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DATE: October 6, 1999
TO: Randy Hodgson, Chief of Planning
FROM: Danny Hatch, County Soil Scientist
SUBJECT: Robert Ganteaume (#PP99-CR-19)

A Type I Soil Map was conducted on this parcel on August 16, 1999. This involved walking over the entire property, boring auger holes and drafting the different soil types and cultural features onto the base map. As a result of this detailed soil map, a waiver of the preliminary soil report, 400' grid staking and 5' topo map was approved on October 4, 1999, by Mr. Rick Carr. Being very familiar with this parcel, the following comments are made:

Home Sites and Road Construction

1. Due to landscape position (drainageways) and high seasonal water tables the following statement needs to be placed on the final drainfield plat to be placed in the front office of Community Development: "The County recommends that no below grade basements be constructed on soil mapping units 74B, 78A, 178A and 178B due to wetness unless the foundation drainage system of the structure is designed by a Virginia Licensed Professional Engineer".

The foundation drainlines should be daylighted for gravity flow on all structures.
2. The soils where the drainfields are proposed are definitely the best soils (76B) on the property for subsurface sewage disposal systems. The following statement needs to be put on the final drainfield plat: "Before a home is started the builder needs to mark the drainfield area off and not disturb it during construction".
3. Soil mapping units 77B and 77C are usually shallow to bedrock. The following statement needs to be placed on the drainfield plat: "The County recommends before road or home construction begins in soil mapping units 77B and 77C, a site specific evaluation be conducted so that shallow to bedrock areas are identified. These areas may require blasting if deep cut or excavation is done".

Wetlands

There is a perennial stream running through the northwest portion of the 12.1230 acre parcel. The floodplain soil, Rowland silt loam (5A) may have hydric soil inclusions. It appears that this proposed division does not affect this 5A soil area.

8:00 A.M. — 4:30 P.M.

Recommendation

1. The two statements under Home Sites and Road Construction shall be placed on Sheet 2 of 2.
2. This plat map will be filed in the front office of Community Development and used exclusively for obtaining soils information for this proposed subdivision.
3. This map needs to be submitted to the Soil Scientist's Office before final plat approval is made.
4. Due to the acreage of each lot and the placement of the Type I soil lines onto the subdivision plan, the soils information presented is adequate for this particular proposal only.